

Newport Urban Renewal Advisory Committee



Agenda: Meeting 2



- Boundary Adjustments
 - City Option
 - Port Option
- Urban Renewal Projects
 - City Option
 - Port Option

Open House Scheduled for July 27

Assessed Value and Acreage



Area	Assessed Value		Acreage	
City	\$1,243,361,351		7,151	
Less SB Increment	\$136,869,617			
Adjusted City total	\$1,106,491,734			
South Beach Frozen Base	\$13,778,500	1.25%	1,169	16.35%
City/Port Options	< \$262,844,433	23.75%	< 619	8.65%
		25.00%		25.00%

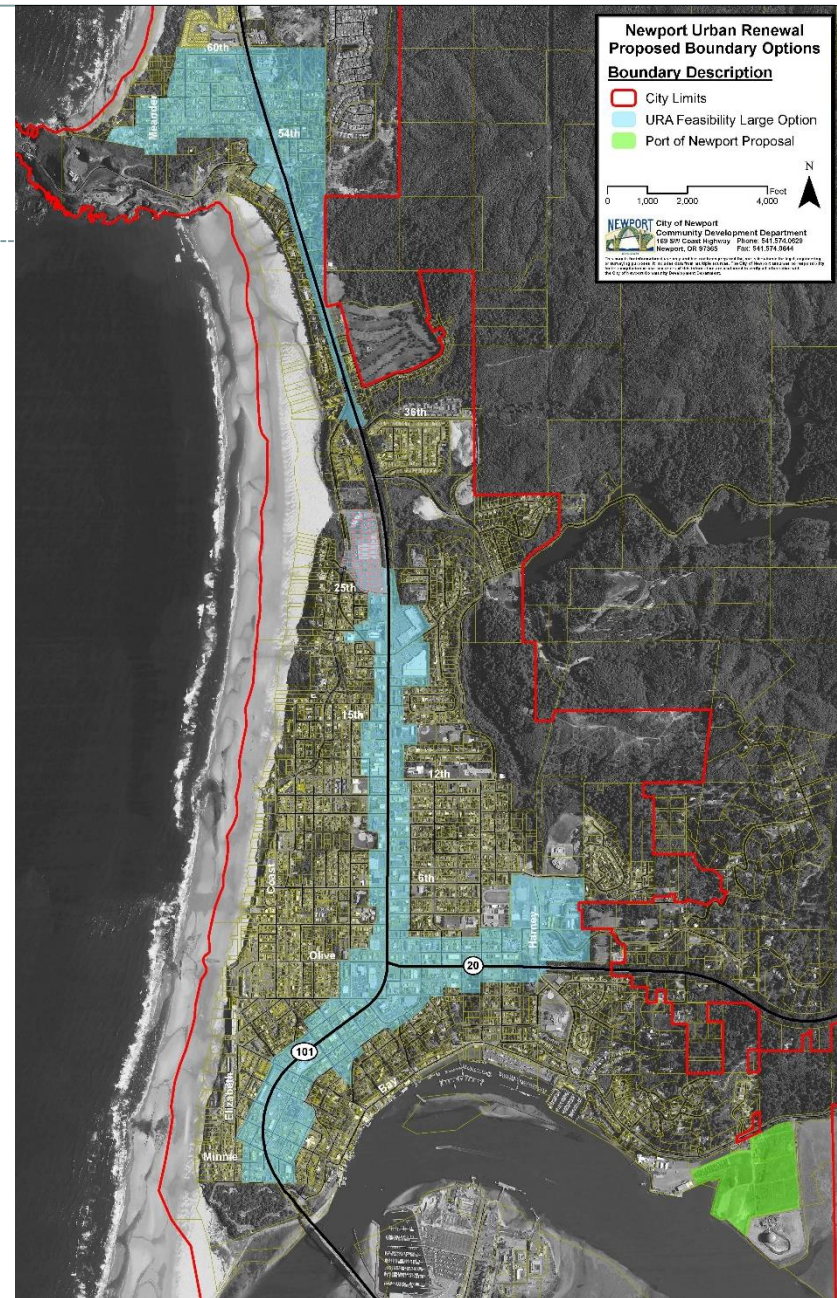
City/Port Urban Renewal Boundaries

Size:
574 Acres

FY 14-15 Assessed Value (AV):
\$291,341,359

Max. Urban Renewal AV:
\$262,844,433 (25% limit)

AV to Reduce:
-\$28,496,926



Option for Reducing City Plan Area

US 101 - 16th to Agate Beach

Size: 110 Acres

FY 14-15 Assessed Value (AV):
\$44,168,940

Largest AV Properties:

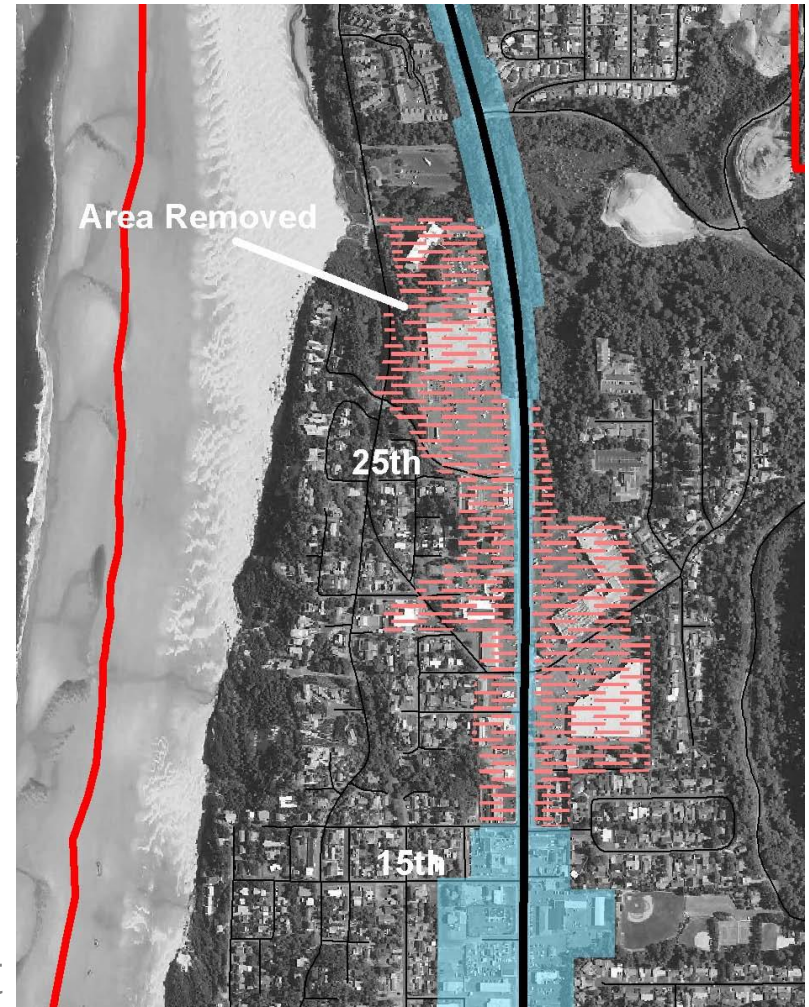
Walmart

Fred Meyer

Shopping Center (Safeway, etc.)

Rationale for Removal:

Newer commercial area that
benefits least from UR investment



Potential Add Areas in Agate Beach

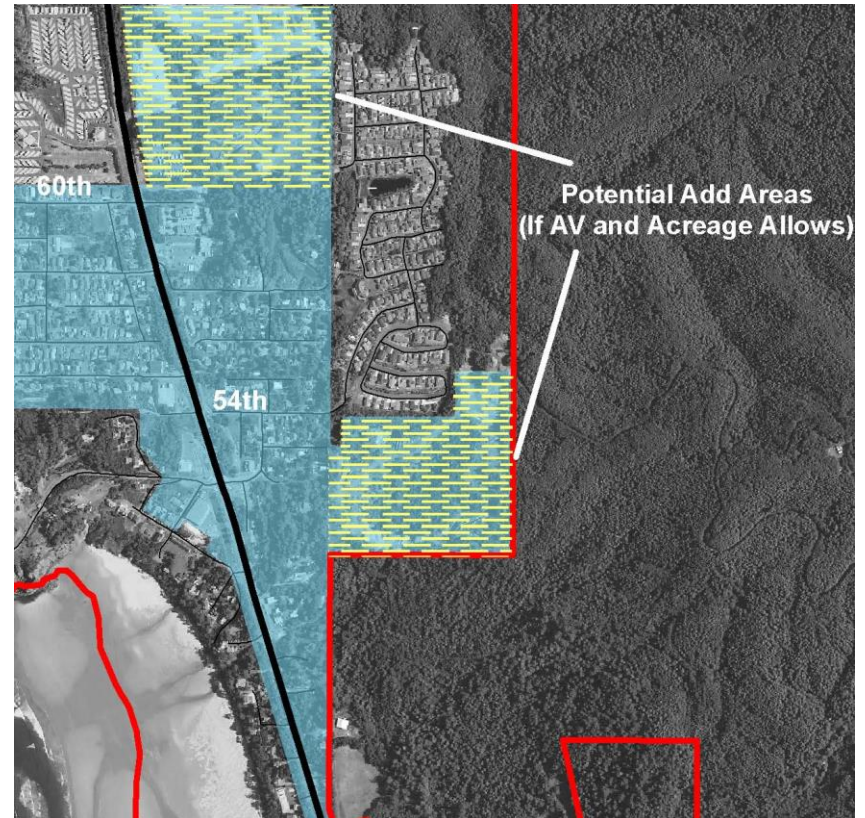


NE 60th and NE 52nd Street Parcels

Size: 75 Acres

FY 14-15 Assessed Value (AV):
\$1,001,820

Rationale for Adding Sites:
These two residentially zoned
properties would benefit
directly from Urban Renewal
funded infrastructure
improvements



Potential Right-of-Way Add Areas

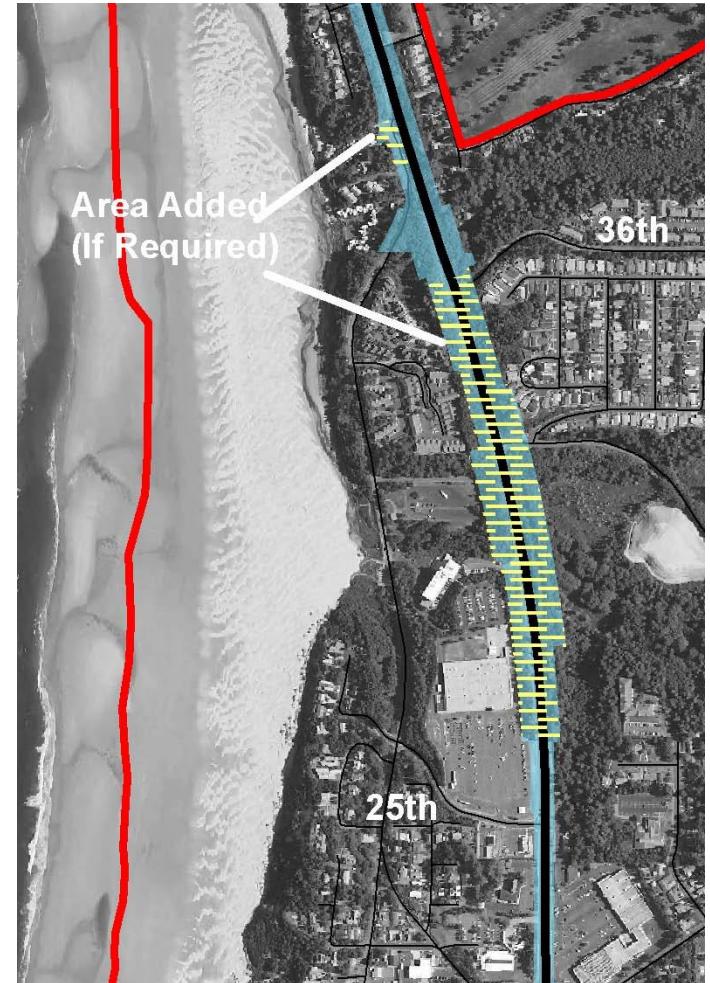


US 101 Right-of-Way

Size: 30 Acres

FY 14-15 Assessed Value (AV):
\$0

Rationale for Adding ROW:
Bond counsel may require that
the plan areas be contiguous



Fairground Adjustments



Size:

10 acres added

18 acres removed

FY 14-15 Assessed Value (AV):

\$0

Rationale for Changes:

County property to be removed abuts fully developed section of Harney Street. Urban renewal investments least likely in these areas. Adding school district property allows NE Eads St to be potentially addressed



Port of Newport Plan Add Areas

Size:

47 acres added

FY 14-15 Assessed Value
(AV):

\$1,143,310

Rationale for Changes:
Ensures infrastructure
changes will occur entirely
within Plan area. Trident
Seafood plant and Port
Terminal property are the
most significant additions



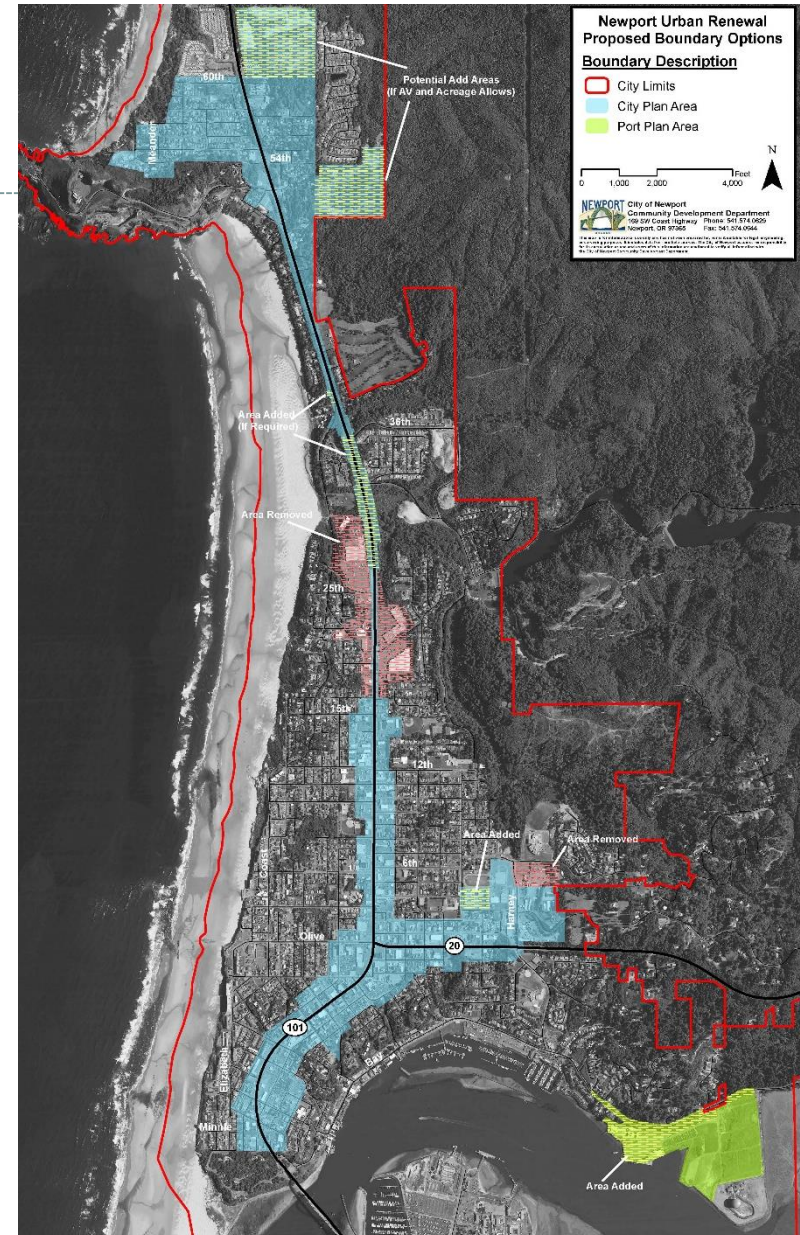
Summary of Potential Boundary Changes

Size Adjustment:
+34 Acres

FY 14-15 AV Adjustment:
-\$42,023,810

New Total Urban Renewal AV:
\$249,317,549 (\$262,844,433 max.)

New Total Acreage
608 (619 max.)



Other Boundary Considerations?

Strategies for Defining Projects



- Description should clearly identify project type
- Project must address blight
- General description preferable to detailed
(i.e. easier to amend plan and add details then to add a new project at a later date)
- Build off of existing plans and public outreach (i.e. consistency with the Comprehensive Plan)
- Leverage potential funding partnerships

Phasing, Total Cost of Projects

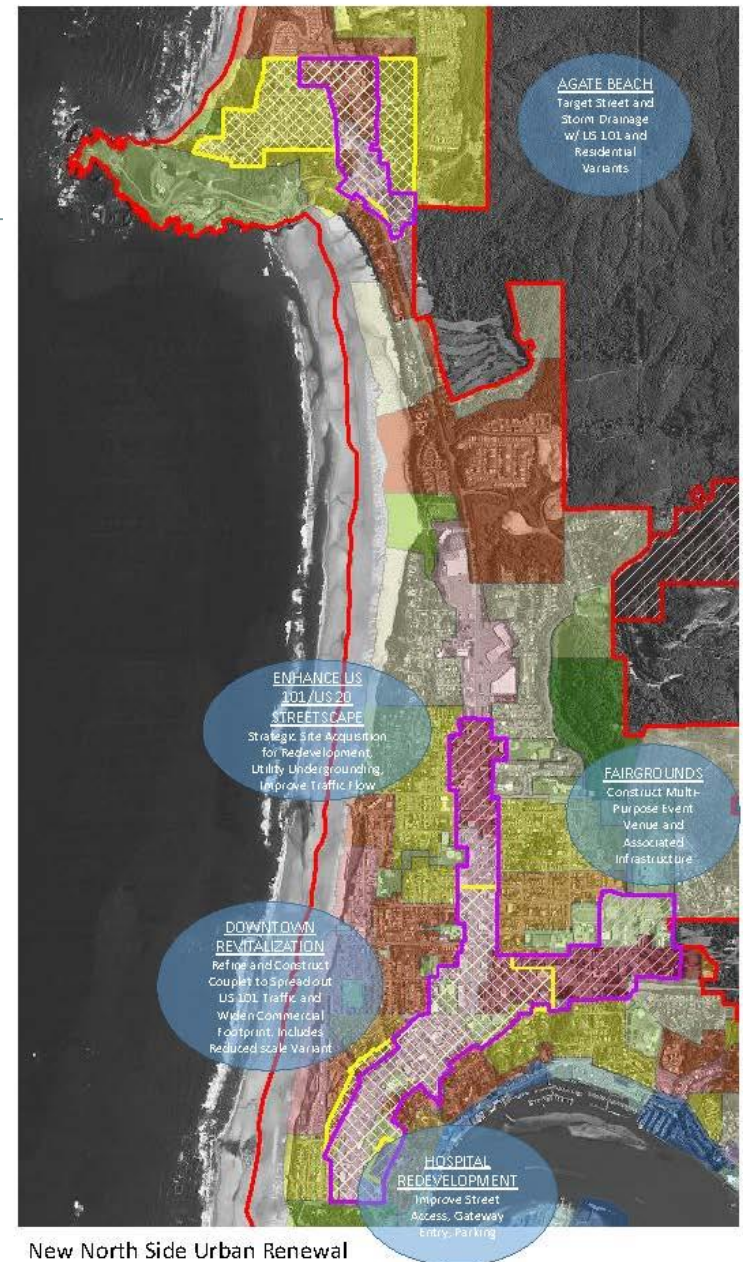


- Potentially 3 project phases as capacity to borrow is established
- City Council Side Bar: \$42 M MI, includes projects, programs and administration
- Set general guidelines on costs, they will be adjusted as we do finance plan

Project Focus Areas



- Agate Beach Infrastructure Upgrades
- Enhance US 101/US 20 Streetscape
- Downtown Revitalization
- Fairgrounds Redevelopment
- Hospital Expansion



New North Side Urban Renewal District Concepts

Agate Beach



Objective: Improve streets, water, and drainage system and user access to US 101

Policy support: 2012 TSP, Storm Water Master Plan (*under development*) , 2008 Water Systems Plan, Housing Element of Comp Plan

Phasing: Engage community with refinement plan in Phase 1, followed by ROW acquisition and implementation

Match: ODOT, developers, residents (LIDs), SDCs, gas tax, utility fees



Agate Beach: Potential Projects



Project	UR Share	Total Cost
Refinement plan	\$100,000	\$100,000
Local street ROW improvements	\$1,000,000	\$2,000,000
Storm drainage	\$1,500,000	\$2,000,000
US 101 access/collector upgrades	\$750,000	\$1,500,000
US 101 water line	\$600,000	\$1,200,000

Fairgrounds Redevelopment

Objective: Widen streets, extend utilities, and provide match funding for multi-purpose event building and related facilities. Opportunity for public/private partnerships to achieve US-20 visibility

Policy Support: Potential to redefine east entrance to City. Encourage better utilization of US-20 commercial sites (Policy 6, Economic Section, Comp Plan)

Phasing: Project timing to align with County redevelopment plans

Match: County and area landowners



Public Buildings



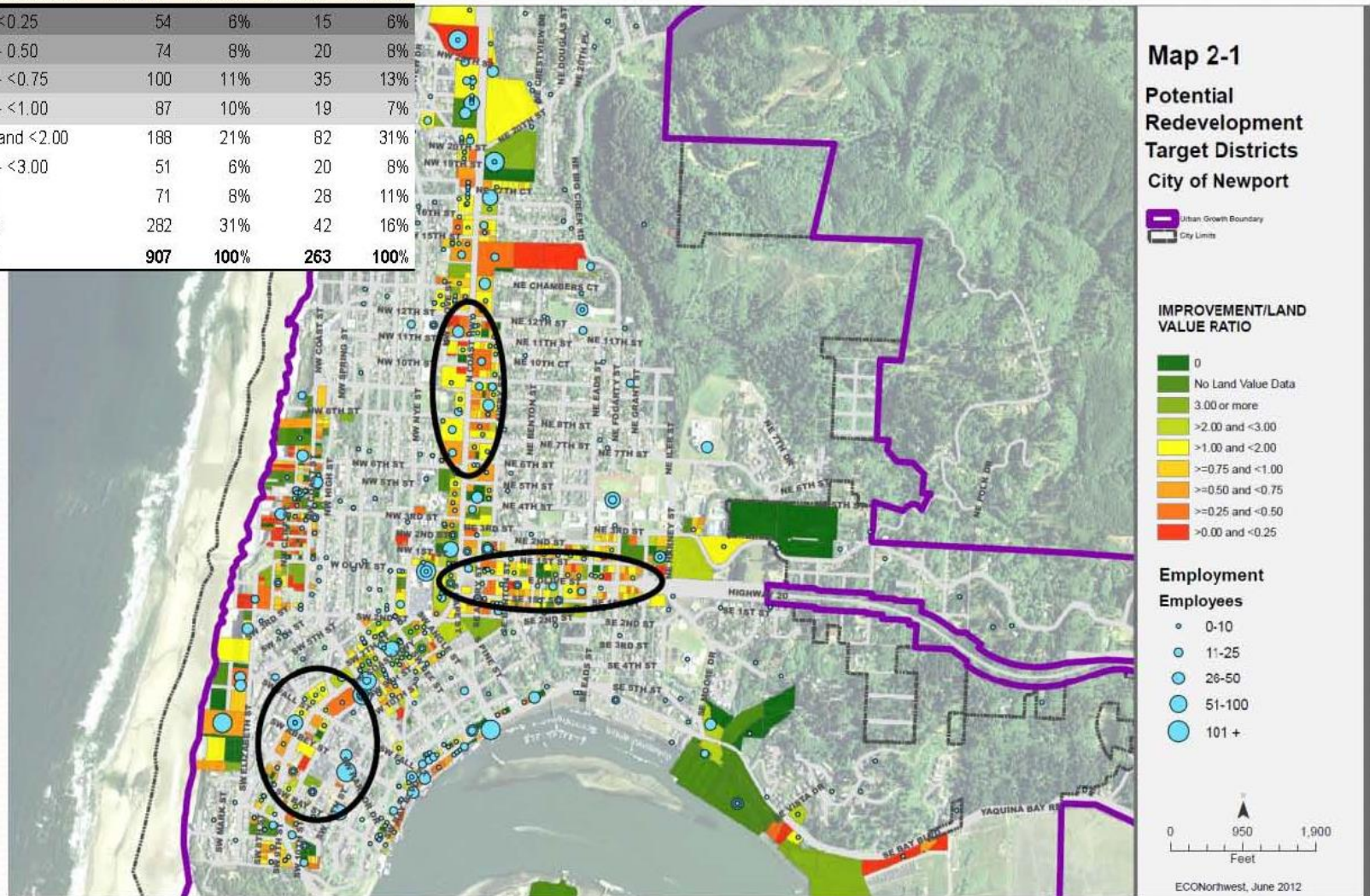
Project	UR Share	Total Cost
Multi-purpose building	\$3,000,000	\$9,000,000
Public Safety Building	\$5,000,000	\$10,000,000

Recommend public safety building be eliminated. It is the weakest fit for addressing blight conditions and is the type of project that is typically funded by other means.

Underutilized Commercial and Industrial Lands

Potential commercial redevelopment districts

Improvement to Land Value Ratio	Tax Lots		Acres	
	Number	Percent	Number	Percent
>0.00 - <0.25	54	6%	15	6%
>=0.25 - 0.50	74	8%	20	8%
>=0.50 - <0.75	100	11%	35	13%
>=0.75 - <1.00	87	10%	19	7%
>=1.00 and <2.00	188	21%	82	31%
>=2.00 - <3.00	51	6%	20	8%
>=3.00	71	8%	28	11%
No Data	282	31%	42	16%
Total	907	100%	263	100%



September 21, 2012

Newport Economic Opportunity Analysis

Enhance US 101/US 20 Streetscape

Objective: Consolidate property for redevelopment, assist owners with demolition/storefront improvements, improve traffic flow, reconfigure intersections, and improve aesthetic

Policy support: Encourage better utilization of commercial sites (Policy 6, Economic Section, Comp Plan) and ensure adequate infrastructure to support businesses (Policy 8, Economic Section)

Phasing: Funding in each phase, with utility undergrounding and intersection realignment in later phases due to cost and need for coordination

Match funding: Participating businesses, City, Central Lincoln (line undergrounding), and ODOT



Transportation Enhancements: Potential Projects



Project	UR Share	Total Cost
Downtown Revitalization Plan	\$100,000	\$100,000
Couplet and related ROW improvements	\$12,500,000	\$25,000,000
Intersection realignment	\$1,250,000	\$3,000,000
Parking improvements	\$750,000	\$1,500,000
ROW acquisition	\$600,000	\$1,200,000
Signal installation or adjustment	\$500,000	\$1,000,000
ROW utility improvements	\$1,000,000	\$1,000,000

Downtown Revitalization

Objective: Ease congestion in downtown, spread out traffic, enhance pedestrian experiences, and facilitate redevelopment of commercial properties

Policy Support: Couplet concepts in TSP, provide adequate infrastructure to support businesses (Policy 8, Economic Section, Comp Plan), Peninsula Design Plan

Phasing: Engage community to develop corridor refinement plan, followed by ROW acquisition, design and construction

Match Funding: ODOT, businesses, SDCs, gas tax and room tax



Hospital Expansion



Objective: Improve street access, parking, and utility infrastructure to support expansion and redevelopment in the area

Policy Support: Abbey Street signal in TSP, Encourage better utilization of commercial sites (Policy 6, Economic Section, Comp Plan), provide adequate infrastructure to support businesses (Policy 8, Economic Section)

Phasing: Phasing should be sensitive to hospital district's long term development schedule

Match Funding: City, hospital, and area business owners



Economic Development: Potential Projects



Project	UR Share	Total Cost
Strategic site acquisition for economic development	\$5,000,000	\$5,000,000
Site preparation for reuse	\$2,500,000	\$2,500,000
Storefront façade program	\$1,000,000	\$1,000,000
Utility undergrounding	\$4,000,000	\$8,000,000
Benches, public art	\$250,000	\$250,000
Billboard removal	\$500,000	\$500,000
Street and landscape island enhancements	\$250,000	\$250,000
Wayfinding	\$200,000	\$200,000

Port Proposal

Objective: Extend water and sewer services and construct street frontage improvements

Policy Support: Support marine research/ocean observing (Policy 1, Economic Section, Comp Plan), shipment of goods from international terminal (Policy 3, Economic Section), and fishing/seafood processing (Policy 4, Economic Section)

Phasing: Port is undertaking project design, so any phasing should be sensitive to their schedule

Match Funding: State, City, Port, developers



Port MI Capacity



Assumptions with 4% growth:

10 years	\$750,000
20 years	\$2 Million
30 years	\$3.75 Million

Port of Newport: Potential Projects



Project	UR Share	Total Cost
Sewer pump station and mains	\$1,000,000	\$3,000,000
Storm drainage	\$500,000	\$1,000,000
Water line extensions/upgrades	\$250,000	\$500,000
Street improvements	\$250,000	\$500,000

Administration



- Supplemental staffing needed to implement plan in a timely manner
- Should be scaled with increase in tax increment
- Current project list at \$40 million. Should stay below \$42 million MI cap so that administrative needs can be addressed

Potential Schedule: Aggressive



- | | | |
|--|---------------------|---|
| • June 29 | Meeting 1 | Kick off |
| • July 14 | Meeting 2 | Boundary/Projects |
| • July 27 | Meeting 3 | Socio Economic Data
(Goals/Obj/Projects) |
| | | OPEN HOUSE |
| • August 10 | Meeting 4 | Goals and Obj./Projects Finalize |
| • August 17 | Meeting 5 | Financials |
| • August 31 | Meeting 6 | Review Draft
Plan/Report |
| | | OPEN HOUSE |
| Sept 7/8 | URA Meeting | |
| Sept 14 | Planning Commission | |
| Sept 21 | City Council | |
| Effective Oct 21. First Increment FY 16/17 | | |



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Potential Schedule: Use FY 15/16 tax rolls



- June 29 Meeting 1 Kick off
- July 14 Meeting 2 Boundary/Projects
- July 27 Meeting 3 Socio Economic Data (Goals/Obj/Projects)
OPEN HOUSE
- August 17 Meeting 4 Goals and Obj./Projects finalize
- August 31 Meeting 5 Financials
- Sept 14 Meeting 6 Review Draft
Plan/Report
OPEN HOUSE
- Oct 5 URA Meeting
- Oct 12/13 Planning Commission
- November 2 City Council
- Effective November 30. First increment FY16/17